



# CHAPA'S LEGISLATIVE AGENDA

## FOR AFFORDABLE HOUSING, HOMELESSNESS PREVENTION & COMMUNITY DEVELOPMENT

### **HOUSING CHOICE LEGISLATION** (H.4263)

SPONSOR: **GOVERNOR CHARLIE BAKER**

This bill would enable a municipality to pass, by a simple majority vote, certain zoning changes that would help to advance housing production and smart growth, as opposed to the currently required super majority vote. The bill would also allow a simple majority vote to approve certain special permits for affordable housing developments around public transit or in mixed-use developments.

### **HOUSING PRODUCTION LEGISLATION** (H.4262 & S.2443)

SPONSOR(S): **REPS. KEVIN HONAN, ANDY VARGAS, & SEN. JOSEPH BONCORE**

This legislation uses the Housing Choice bill as a foundation and includes additional provisions to create more housing, reduce barriers to production, and set affordable housing production goals. This legislation includes:

- Multifamily zoning requirement for cities and towns served by public transit  
Also filed as a separate bill - **H.1251**, sponsored by Rep. Christine Barber
- Abutter appeals reform to discourage frivolous lawsuits to stop development
- Setting a statewide affordable housing production goal  
Also filed as a separate bill - **H.1318**, sponsored by Rep. Dave Rogers

### **MRVP REFORMS** (H.1305 & S.797)

SPONSOR(S): **REP. ADRIAN MADARO & SEN. JAMIE ELDRIDGE**

This legislation would codify and make programmatic improvements to the Massachusetts Rental Voucher Program (MRVP), including permanently raising the fair market rent to current standards for rental vouchers, increasing administrative fees, requiring inspections, and improving data collection.

### **ANTI-DISPLACEMENT**

- **RIGHT TO COUNSEL** (H.1537 & S.913)

SPONSOR(S): **REPS. DAVE ROGERS & SEN. SAL DIDOMENICO**

This legislation would provide low-income tenants facing eviction with a right to an attorney.

- **RENTAL ARREARAGE PROGRAM** (H.1264)

SPONSOR(S): **REP. MARJORIE DECKER**

This bill would codify and make permanent an upstream statewide rental arrearage program to help households avoid homelessness by providing up to four months of back rental payments or mortgage payments.

- **LANDLORD TAX CREDIT** (H.2500 & S.1603)

SPONSOR(S): **REP. KEVIN HONAN, & SEN. JOSEPH BONCORE**

This legislation would give a \$1,500 tax credit to small residential property owners who maintain their rents at or below market rent.

## **PUBLIC HOUSING REFORMS**

- **TENANT BOARD MEMBERS IN TOWNS** (H.1291 & S.2440)

SPONSOR(S): **REP. KEVIN HONAN & SEN. JOSEPH BONCORE**

This legislation would improve the governance of housing authorities by creating a process for appointing tenant members to housing authority boards in towns.

- **LEVERAGING NEW RESOURCES FOR LHAs** (H.1317 & S.785)

SPONSOR(S): **REP. DAVE ROGERS & SEN. BRENDAN CRIGHTON**

This legislation would provide local housing authorities (LHAs) with additional resources by allowing housing authorities to borrow against their capital funds and retain the proceeds from the sale of their property.

## **ECONOMIC MOBILITY FOR FAMILIES** (H.173 & S.58)

SPONSOR(S): **REP. AARON VEGA & SEN. JASON LEWIS**

This legislation would study economic mobility programs, examine and address the impacts of cliff effects, and call for increased collaboration across state agencies to better serve low-income families.

- Data Transparency and System Coordination  
Also filed as a separate bill - **S.31**, sponsored by Sen. Joan Comerford

## **HOUSING SERVICE COORDINATORS** (H.1279)

SPONSOR(S): **REP. KEVIN HONAN**

This bill creates a Housing Service Coordinators program to assist residents in subsidized housing to help mediate disputes between landlords and tenants and coordinate economic self-sufficiency services.

## **INVESTMENTS IN AFFORDABLE HOUSING**

- **REAL ESTATE TRANSFER TAX**

CHAPA supports legislation to allow municipalities to assess transfer fees on the purchase price of properties to support locally controlled funding for affordable housing.

- **DEEDS EXCISE TAX** (S.10)

SPONSOR(S): **GOVERNOR CHARLIE BAKER**

CHAPA supports legislation which will increase the deeds excise to fund climate resiliency and affordable housing.

## **LEAD POISONING PREVENTION** (S.1234)

SPONSOR(S): **SEN. JULIAN CYR**

CHAPA supports this legislation which will reduce the measure of blood lead levels in children required to trigger intervention by the Department of Public Health.



### **FOR MORE INFORMATION:**

Eric Shupin, Director of Public Policy  
eshupin@chapa.org | 617-682-9712